

OFFER TO PURCHASE

I _____ (Buyer),
residing at _____

offer to purchase the real estate located at 3549 Kiernan Avenue, Modesto, CA 95356, Parcel Numbers 003-019-013; 003-019-014; 003-019-015,
PARCELS "A", "B", AND "C", AS SHOWN AND DESIGNATED ON THAT CERTAIN PARCEL MAP FILED APRIL 26, 1984 IN VOLUME 35 OF PARCEL MAPS, AT PAGE 18, BEING A DIVISION OF LOTS 9, 10, 15, AND 16 OF EDEN COLONY ACCORDING TO THE OFFICIAL MAP THEREOF, FILED IN THE OFFICE OF THE RECORDER OF STANISLAUS COUNTY, CALIFORNIA ON AUGUST 14, 1909 IN VOLUME 4 OF MAPS, AT PAGE 32 from the United States of America (Seller): under an Order of Judicial Sale entered in *United States of America v Glen D Bell, Jeanette Bell, Glen and Jeanette Bell As Trustees of the Glen D Bell Family Trust, Glen D Bell and Jeanette Bell as Trustees of Racine Trust, Glen D Bell as Trustee of Stark Management Company, Stockton Financial Corporation: Civil No. CV-F-95-5346 OWW SMS*

The property has been offered for sale for the minimum bid of \$857,956.74. A subsequent bidder must offer at least 10 percent more than the minimum bid at the sale in order to purchase the property. If the minimum bid is exceeded, any subsequent bidder may bid in increments of \$10,000 more than the previous bid. The successful bidder shall be required to deposit with the Property Appraisal and Liquidation Specialist or her representative a minimum of ten (10) percent of the bid, with the deposit to be made by certified check on the date of the sale.

The balance of the purchase price for the subject property is to be paid to the Internal Revenue Service, Property Appraisal and Liquidation Specialist within thirty (30) days after the date of sale by certified or cashier's check payable to the United States Treasury. The buyer agrees that if he/she fails to fulfill this requirement, the deposit shall be forfeited in its entirety to the United States and shall be applied to cover the expenses of the sale, and the property will be offered for sale again.

On confirmation of the sale by the Court, the Internal Revenue Service shall execute and deliver a Certificate of Sale and Deed conveying the subject property to the purchaser. On confirmation of the sale, all interests in, liens against, or claims to, the subject property that are held or asserted by plaintiff or any defendants in this action are discharged and extinguished. Cost of deed preparation will be born by the Seller. The Buyer will pay for deed recordation, and all transfer taxes and fees.

The deed should be made to _____,
as Grantee(s), as (form of tenancy)

(Buyer)

Date